



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

MINUTES
PLANNING & ZONING ADVISORY BOARD MEETING
OCTOBER 9, 2017, 6:30 P.M.

The regular meeting of the Planning and Zoning Advisory Board of the City of Oakland Park, Florida was called to order at 6:30 p.m. by Chair Doren.

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| ROLL CALL |
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Present:
Jack Doren, Chair
Caryl Stevens, Vice Chair
Toby Lawrence, Board Member
Diane C. Wendt, Board Member
Mark Zaden, Board Member

Also Present:
Kristen Nowicki, Staff Liaison
Jennifer Frastai, Engineering and
Community Development Director
Stephen Scott, Assistant Director for
Planning and Zoning
Shari Wallen, Board Attorney
Laura Adams, Board Secretary

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| 1. | Public Comments - at this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person. |
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None

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| PUBLIC HEARINGS |
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| 2. | Case #CD14-17CUCP: “Residence Inn by Marriott” An application by SPIH Oakland Park, LLC for Conditional Use of a 124-room Hotel at 3701 Powerline Road |
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Kristen Nowicki – Senior Planner – Engineering & Community Development, provided staff presentation. Hotels in Oakland Park are permitted by Conditional Use only and if they meet the City's hotel criteria.

Proposal: To construct a new 4-story, 124-room hotel on the 2.35-acre property located at the southwest corner of Park Lane West and Powerline Road. The proposed hotel would be branded as “Residence Inn by Marriott”, to be managed by MCR Development.

The property is in the PRZD, Powerline Road Zoning District. Hotels are permitted only as a Conditional Use in the PRZD. In addition, new hotels in Oakland Park must comply with the minimum standards for new hotels in Section 24-63 – Hotels, of the Land Development Code.

The property has a Future Land Use designation of I-1, Light Industrial, which has previously been granted flexibility acres prior to the City rezoning the Powerline corridor to the PRZD District. Therefore, the Future Land Use and Zoning Districts are compatible and a Land Use Amendment is not necessary.

The site address is 3701 Powerline Road, which fronts Powerline Road on its east, NW 36th Street on its south, and NW 38th Street (Park Lane West) on its north. Interstate 95 borders the west side.

The applicant has responded to Conditional Use criteria and the hotel criteria. The applicant still has to specify which Green Lodging program they are proposing to use and also to commit to provide a full-service restaurant that serves three meals a day, otherwise it would not be in compliance with the hotel ordinance. The City Commission may attach conditions and safeguards in addition to district regulations as part of the conditional use criteria. If approved, the Staff has suggested a couple conditions of approve to consider. 1) Evening parking lot security may need to be implemented at the discretion of the Broward Sherriff's office in response for calls for service. 2) All requirements of the hotel ordinance, Chapter 24-63A, minimum standards for new hotels, shall be achieved and maintained.

The staff is recommending that the Planning and Zoning Advisory Board consider this application for Conditional Use and the suggested conditions, and provide a recommendation to the City Commission.

The Owner/Applicant, SPIH Oakland Park, LLC, the developer of the hotel, has executed a franchise agreement with the Residence Inn - Marriott Residence Inn. They are represented by Bonnie Miskel who made the presentation. Joining Bonnie Miskel, is the architect, Steven Park; traffic engineer, Alan Tinter; landscape architect, David Botkeir; and Mike Woolsey, a representative of the developer.

This is a request for Site Plan Approval and Conditional Use Approval. This is the first new hotel project in the City of Oakland Park since the 2010 passing of the Hotel Ordinance.

The traffic impact on the area was presented showing improvements that were encouraged by the traffic engineers. The goal was to do as little as possible on Park Lane West (NW 38th Street), because they understand the sensitivity of the neighbors to the west. The traffic engineer, Alan Tinter, worked very diligently with the City's engineer. They also dealt with DOT and the County, to try to provide some improvements that would have the least amount of impact on the community that uses this intersection. Some of the things that were proposed, that the City certainly consented to was the left turn lane into the Park Lane West side to get the cars out of the through lane to enable anyone heading west to continue without being deterred by this particular entrance way. There was a review of peak traffic impact for a similar developed

parcel for comparison on trips that were generated for uses that could fit on this site. The hotel had the least trip impact.

The Environmental Standards for New Hotels and the Conditional Use Criteria were reviewed and they will comply with all.

Ms. Miskel reviewed the Design Standards for New Hotels. For safety and security, Marriott uses camera systems. Security is one of the most important things they can do to insure the safety of their guests as well as contain their use and not spill over into the community. The system will be some of the latest technology that is available. Marriott is the largest hotel - owner/operator in the world. It has the largest reservation system and is very successful. They are the leader in the industry. Residence Inn caters to two areas: Business Travelers and Families.

Public Hearing:

- 1) Ken Dunn - 1760 NW 37 Street: has lived there 30 years. Spoke against the project due to concerns with traffic issues.
- 2) Joyce Mathers – 3620 NW 17 Street: spoke against the hotel project due to traffic issues.
- 3) Jeff Helyer – 740 Park Lane West. President Lloyd Estate Neighborhood Association: thrilled about Marriot wanting to build on that property, but very concerned about the traffic issues and proposed changes
- 4) Corinne Zernet – 3605 NW 17 Terrace: asked if anyone on the board lived in the area. Very concerned about the added traffic and security with this project.
- 5) Lary Arnett – 1720 NW 36th Court: spoke against the hotel project as he is concerned with the traffic due to the school buses and the proposed restaurant, will it really be full service?
- 6) Stacy Norcross – 3605 NW 17th Way, #101: spoke against the hotel project as she rents in the nearby community and is considering buying in the future. Professionally is a Crime Scene Investigator and is familiar with crime at the other hotels in the area. She respects the Marriot brand, but for safety reasons, does not feel it belongs in their community.
- 7) Father Joseph Spina – 1785 NW 39th Place: spoke against the hotel project. Asked the board members if they lived in the area, would they want this project to go through.
- 8) Elaine Faust – 5760 NE 27 Ave, Unit 3: Owner of a strip center to the north of this site. Spoke in support of the Marriot development. She said it would enhance the area and bring money into Oakland Park and be beneficial to the county. Feels something can be worked out regarding the traffic issues.
- 9) Michael Delvin - 3922 NW 20 Ave: Spoke against the hotel project. He spoke to the managers of Days Inn, Best Western, and Universal. All three said they struggle on a year round basis to have 50% capacity. They don't get tourist, but construction workers and such. Wonders why Marriot is trying so hard for this little piece of property when there's so many problems in regards to traffic and the size of it, and restaurants, and somebody in the front office and not in the front office. Feels something's just not right.
- 10) John LaDucera – 3901 NW 19th Ave: spoke against the hotel project. Is upset with the traffic, the design of the building, the restaurant, feels the Conditional

Use and hotel ordinance is minimal – not aspirational, and Oakland Park is not a tourist town.

- 11) Maurice Woolman - 1773 NW 36 Court: Thinks the traffic drawing is wrong and that it would end up that vehicles would be using the same lane on NW 38th Street going east and west which would cause accidents.
- 12) Michael O'Byrn - 171 NW 39th Street: Spoke against the hotel project. Explained the different levels of the Marriot brand. There are 71 of their hotels in Broward County and they fall within 12 levels. The Residence Inn has one of their least expensive room rates. He doesn't want a cheap hotel down the street from where he lives. He also voiced concern regarding the restaurant and that the laundry area was larger than the kitchen. Mr. O'Byrn is also concerned about the traffic issue and noted it was done four years ago and thought that the study must not have been done when the school in the area was in session. He feels that instead of tourist staying there, it will be working class people who will be leaving and returning at peak times which will add to the congestion.
- 13) Mark Brijji - 3639 NW 17 Terrace: Spoke against the hotel project. Has concerns about the traffic issue and the clientele that would be staying there. Feels there is no major industry in the area that would bring in business clientele. Also, the restaurant would not be full service.

Open to Board Members for Questions and Concerns:

The Board voiced their concerns regarding the traffic and its potential negative impact on the existing neighborhoods. Many of these concerns were pertaining to NW 38th Street (Park Lane West) and the egress/ingress to and from the property. Also, the number of police service calls for the existing four hotels in Oakland Park from 2010 to 2015, and the impact this would have on this hotel. They discussed the security issues and the safety issues of the hotel, specifically where the location of the registration desk in the lobby and the line of site of all the internal egress and ingress of the building. There was the concern for the desk being maned 24/7 as well as the security footage, per the hotel code. Along those lines, the issue of screening for sex offenders was not articulated sufficiently and wanted to know if there was a background check of the guests staying at Marriot hotels. The full-service restaurant with wait staff, needed more clarification as it wasn't clear how the hotel would accomplish this. Also, is there an intention to serve alcohol in the restaurant and/or are there plans for a separate bar. A restaurant can serve alcohol if it is brought from the back. It will still have to get a license from the state. If so, are there plans on obtaining a liquor license from the state. The board wanted to know if the restaurant patronage traffic was included in the traffic study as well as determining the number of parking spaces needed to comply with the number of guest, staff, and restaurant patronage. There was a request to see the full franchise agreement as they were only given pages of the fifty-seven. The discussion came down to what is going to be best for the city. A board member felt that the hotel is not going to be an anchor for the PRZD and the local community. The purpose of creating the Powerline Road Zoning District was to promote mixed use.

Board Member Wendt moved to recommend denial to the City Commission for this Conditional Use Approval request. Board Member Zaden seconded the motion. The motion prevailed by the following vote:

YES: Board Member Lawrence, Board Member Wendt, Board Member Zaden, Chair Doren.

NO: Vice Chair Stevens

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| PUBLIC HEARINGS |
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| 3. | Case # CD17-09DMUD: “Oakland Terrace Townhomes” A request by G2 Keystone Holdings LLC for Site Development Plan approval for 8 townhomes on 0.51 acres at 1062 NE 35 th Street. |
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Kristen Nowicki – Senior Planner – Engineering & Community Development, provided staff presentation on Oakland Terrace Townhomes. Property used to be the Oakland Park Shuffleboard Club, but has been vacant for some time. The Future Land Use designation is LAC-Local Activity Center and the Zoning District is DMUD-Downtown Mixed-Use District, The Neighborhood sub-area. The project is for 8-2 story townhomes, two buildings with 4 units in each. Size is 2, 264 square-feet under air. Each unit is 3 bedrooms, 2-1/2 bath, with a private roof deck with an outdoor kitchen as well as rear decks on the first floor. Each unit would have a 2-car garage plus driveway space behind it for two more cars. The application did come in prior to the City’s Tandem parking ordinance, but also prior the City’s enactment of a moratorium for the free standing residential in the Downtown District. The moratorium did not preempt Staff from accepting the application. Staff has determined that this application complies with procedural requirements in the Land Development Code which covers the Downtown Mixed-Use District as well as the applicable Comprehensive Plan goals, objectives and policies. A declaration is to be added to the condominium documents to assure that those garage parking spaces are would be used for vehicles and not for storage.

The Development Review Committee approved the site plan in September.

Staff recommends that the Planning and Zoning Advisory Board to consider this site plan and forward its recommendation to the City Commission, per the Downtown Mixed-Use Code for new construction.

Alex Giampietio is the Owner/Applicant/Builder – G2 Holdings, LLC, 5073 North Dixie Highway. He will be living on the property.

Public Hearing:

None

Open to Board Members for Questions and Concerns:

Board discussed the long history of this property and that with the new standards that the City has implemented, he most likely would not be able build this now. A concern was brought up regarding the side that faces the street and the three windows on that side. The applicant said that yes, there were three windows and they have awnings over them. The board suggested to the applicant to make it as pedestrian friendly and inviting as possible, to give a sense of community.

Staff clarified that as this is a DMUD project, and with the review procedure in the Downtown District, it’s actually the Planning and Zoning Board who makes the approval and then it is a

report to the City Commission, and staff specifically said, 'however the City Commission reserves the right to schedule and hold a formal hearing within 46 days of the Planning and Zoning Board's review of the Development Review Committee.' The commission hears a report after the final review.

Vice Chair Stevens moved to approval of the site plan for Case CD17-09DMUD, Oakland Park Terrace Townhomes. Board Member Wendt seconded the motion. The motion prevailed by the following vote:

YES: Board Member Lawrence, Board Member Wendt, Board Member Zaden, Vice Chair Stevens, Chair Doren

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| OTHER BUSINESS |
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None

ADJOURN: Motion to adjourn was made by Vice Chair Stevens. Chair Doren adjourned the meeting at 8:58 p.m.



Laura Adams, Board Secretary



Jack Doren, Board Chair